

**ADDENDUM #2**

ISSUED BY EDiS COMPANY

110 S. POPLAR STREET, WILMINGTON, DE 19801

**The bid due date has changed to Wednesday June 1, 2016**

**Bids are being received until 3:00 PM on Wednesday June 1, 2016**

NOTICE: Attach this addendum to the Project Manual for this project. It modifies and becomes a part of the Contract Documents. Work for materials not specifically mentioned herein are to be as described in the main body of the specifications and as shown on the Drawings. Acknowledge receipt of this Addendum in the space provided on the Bid Form.

**SPECIFICATION REVISIONS:**

- a.) Section 000115 List of Drawings – Replace in its entirety with new section annotated Addendum #2 Dated 5/24/16.
- b.) Section 011100 Summary of Work - Replace in its entirety with new section annotated Addendum #2 Dated 5/26/16.

**DRAWING REVISIONS:**

**Architectural Drawings:**

- a.) A3.3 Partial First Floor Plan – Replace in its entirety with new drawing dated 5/27/16
- b.) A3.7 Basement Reflected Ceiling Plan – Replace in its entirety with new drawing dated 5/27/16.

**Electrical Drawings:**

- a.) E 9.0 Electrical Cover Sheet – Replace in its entirety with new drawing dated 5/27/16.
- b.) E9.1 Basement Electrical Demolition Plan – Replace in its entirety with new drawing dated 5/27/16.
- c.) E9.2 Partial First Floor Electrical Demolition Plan – Replace in its entirety with new drawing dated 5/27/16.
- d.) E9.3 Partial First Floor Electrical Demolition Plan – Replace in its entirety with new drawing dated 5/27/16.
- e.) E9.5 Basement Electrical Plan – Replace in its entirety with new drawing dated 5/27/16.
- f.) E9.6 Partial First Floor Electrical Plan – Replace in its entirety with new drawing dated 5/27/16.
- g.) E9.7 Partial First Floor Electrical Plan – Replace in its entirety with drawing dated 5/27/16.

**MISCELLANEOUS INFORMATION:**

- a.) Studio Jaed Clarification Sheet
  - i. A3.3 – At "3 Corridor", remove existing 2 x 4 light fixtures and install new 2 x 2 light fixtures in existing ceiling grid. Install (1) 2'-0" long grid tee at each new fixture. See attached revised drawing.



- ii. A3.7 – At "Corridor 9", change 2 x 4 ceiling grid to 2 x 2 ceiling grid. Light fixtures from drawing E9.5 are shown for clarity on A3.7. See attached revised drawing.
- iii. E9.0 – At "Lighting Fixture Schedule", type "A" fixture changed to existing, relocated light fixture. Added type "C" fixture. See attached revised drawing.
- iv. E9.1 – At Rooms 019, 020, 021, 021A, 021B and 021C, delete entire lighting demolition scope of work. See attached revised drawing.
- v. E9.2 – At "2 Corridor", relocate existing type "A" fixtures to Basement "Corridor 9". At "3 Corridor", remove existing 2 x4 light fixtures. See attached revised drawing.
- vi. E9.3 - At "2 Corridor", relocate existing type "A" fixtures to Basement "Corridor 9". See attached revised drawing.
- vii. E9.5 - At Rooms 019, 020, 021, 021A, 021B and 021C, delete entire new lighting scope of work. Add (2) type "C" light fixtures in "Corridor 9". See attached revised drawing.
- viii. E9.6 - At "2 Corridor" and "3 Corridor", install new type "C" light fixtures at same location as existing, removed light fixtures. See attached revised drawing.
- ix. E9.7 - At "2 Corridor" install new type "C" light fixtures at same location as existing, removed light fixtures. See attached revised drawing.



SECTION 000115 LIST OF DRAWINGS

DRWG NO.	DRAWING NAME	BID PACK	ISSUE DATE	LATEST REV. DATE
G1.0	COVER SHEET	A	3/4/16	
A3.1	LOWER LEVEL FLOOR PLAN	A	3/4/16	
A3.2	PARTIAL FIRST FLOOR PLAN	A	3/4/16	
A3.3	PARTIAL FIRST FLOOR PLAN	A	3/4/16	5/27/16
A3.4	PARTIAL SECOND FLOOR PLAN	A	3/4/16	
A3.5	PARTIAL SECOND FLOOR PLAN	A	3/4/16	
A3.6	ROOF PLAN	A	3/4/16	
A3.7	BASEMENT REFLECTED CEILING PLAN	A	3/4/16	5/27/16
A4.1	BUILDING ELEVATIONS	A	3/4/16	
A6.1	STOREFRONT ELEVATIONS	A	3/4/16	
A6.2	STOREFRONT DETAILS	A	3/4/16	
A6.3	CURTAINWALL DETAILS	A	3/4/16	
A6.4	ROOF DETAILS	A	3/4/16	
A6.5	ROOF DETAILS	A	3/4/16	
A6.6	ROOF DETAILS	A	3/4/16	
A6.7	DOOR SCHEDULE	A	3/4/16	
A6.8	ACM ABATEMENT PLAN	A	3/4/16	
M8.0	MECHANICAL COVER SHEET	A	3/4/16	
M8.1	PARTIAL FIRST FLOOR MECHANICAL PLAN	A	3/4/16	
E9.0	ELECTRICAL COVER SHEET	A	3/4/16	5/27/16
E9.1	BASEMENT ELECTRICAL DEMOLITION PLAN	A	3/4/16	5/27/16
E9.2	PARTIAL FIRST FLOOR ELECTRICAL DEMOLITION PLAN	A	3/4/16	5/27/16
E9.3	PARTIAL FIRST FLOOR ELECTRICAL DEMOLITION PLAN	A	3/4/16	5/27/16
E9.4	PARTIAL SECOND FLOOR ELECTRICAL DEMOLITION PLAN	A	3/4/16	5/16/16
E9.5	BASEMENT ELECTRICAL PLAN	A	3/4/16	5/27/16
E9.6	PARTIAL FIRST FLOOR ELECTRICAL PLAN	A	3/4/16	5/27/16
E9.7	PARTIAL FIRST FLOOR ELECTRICAL PLAN	A	3/4/16	5/27/16
E9.8	PARTIAL SECOND FLOOR ELECTRICAL PLAN	A	3/4/16	
E9.9	PANEL SCHEDULE AND SINGLE LINE DIAGRAM	A	3/4/16	
P10.0	PLUMBING COVER SHEET	A	3/4/16	
P10.1	BASEMENT PLUMBING DEMOLITION PLAN	A	3/4/16	
P10.2	PARTIAL FIRST FLOOR PLUMBING DEMOLITION PLAN	A	3/4/16	



P10.3	PARTIAL FIRST FLOOR PLUMBING DEMOLITION PLAN	A	3/4/16	
P10.4	BASEMENT PLUMBING PLAN	A	3/4/16	
P10.5	PARTIAL FIRST FLOOR PLUMBING PLAN	A	3/4/16	
P10.6	PARTIAL FIRST FLOOR PLUMBING PLAN	A	3/4/16	
FP11.0	LOWER LEVEL SPRINKLER PLAN	A	3/4/16	

END OF SECTION



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SECTION 011100 - SUMMARY OF WORK

1. RELATED DOCUMENTS

- 1.1 Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Sections, apply to work of this Section.

2. CONTRACTS

- 2.1 The work will be performed under separate prime contracts managed by the Construction Manager.

3. ALTERATIONS & COORDINATION

- 3.1 Contractor shall be responsible to coordinate their work with the work of others, including, but not limited to, the preparation of general coordination drawings, diagrams and schedules, and control of site utilization, from the beginning of activity, through project close-out and warranty periods.

4. KNOWLEDGE OF CONTRACT REQUIREMENTS

- 4.1 The Contractor and his Subcontractors, Sub-subcontractors and material men shall consult in detail the Contract Documents for instructions and requirements pertaining to the Work, and at his and their cost, shall provide all labor, materials, equipment and services necessary to furnish, install and complete the work in strict conformance with all provisions thereof.
- 4.2 The Contractor will be held to have examined the site of the Work prior to submitting his proposal and informed himself, his Subcontractors, Sub-subcontractors and material men of all existing conditions affecting the execution of the Work.
- 4.3 The Contractor will be held to have examined the Contract Documents and modifications thereto, as they may affect subdivisions of the Work and informed himself, his Subcontractors, Sub-subcontractors and material men of all conditions thereof affecting the execution of the Work.
- 4.4 The Scope of Work for the Contract is not necessarily limited to the description of each section of the Specifications and the illustrations shown on the Drawings. Include all minor items not expressly indicated in the Contract Documents, or as might be found necessary as a result of field conditions, in order to complete the Work as it is intended, without any gaps between the various subdivisions of work.
- 4.5 The Contractor will be held to be thoroughly familiar with all conditions affecting labor in the area of the Project including, but not limited to, Unions, incentive pay, procurements, living,



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parking and commuting conditions and to have informed his Subcontractors and Sub-subcontractors thereof.

5. CONTRACT DOCUMENTS INFORMATION

- 5.1 The Contract Documents are prepared in accordance with available information as to existing conditions and locations. If, during construction, conditions are revealed at variance with the Contract Documents, notify the Construction Manager immediately, but no more than three (3) days from the day the variance is first known. Failure to give timely notice shall operate to waive any claim Contractor might otherwise have for an adjustment to Contract Time or Sum as a consequence of such variance.
- 5.2 The Specifications determine the kinds and methods of installation of the various materials, the Drawings establish the quantities, dimensions and details of materials, the schedules on the Drawings give the location, type and extent of the materials.
- 5.3 Dimensions given on the Drawings govern scale measurements and large scale drawings govern small scale drawings, except as to anything omitted unless such omission is expressly noted on the large scale drawings.
- 5.4 The techniques or methods of specifying to record requirements varies throughout text, and may include "prescriptive", "open generic/descriptive", "compliance with standards", "performance", "proprietary", or a combination of these. The methods used for specifying one unit of work has no bearing on requirements for another unit of work.
- 5.5 Whenever a material, article or piece of equipment is referred to in the singular number in the Contract Documents, it shall be the same as referring to it in the plural. As many such materials, articles or pieces of equipment shall be provided as are required to complete the Work.
- 5.6 Whenever a material, article or piece of equipment is specified by reference to a governmental, trade association of similar standard, it shall comply with the requirements of the latest publication thereof and amendments thereto in effect on the bid date.
- 5.7 In addition to the requirements of the Contract Documents, Contractor's work shall also comply with applicable standards of the construction industry and those industry standards are made a part of Contract Documents by reference, as if copied directly into Contract Documents, or as if published copies were bound herein.
- 5.8 Where compliance with two (2) or more industry standards, contract requirements, or sets of requirements is specified, and overlapping of those different standards or requirements establishes different or conflicting minimums or levels of quality, then the most stringent requirements, which are generally recognized to be also the most costly, is intended and will



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be enforced, unless specifically detailed language written into the Contract Documents clearly indicates that a less stringent requirement is to be fulfilled. Refer apparently equal but different requirements, and uncertainties as to which level of quality is more stringent, to Architect for decision before proceeding.

5.9 Reference standards referenced directly in Contract Documents or by governing regulations have precedence over non-reference standards which are recognized in industry for applicability of work.

5.10 Contractor's bid is based on the complete set of Contract Documents including documents not specifically issued as part of the bid pack but referenced in same.

6. SCOPE OF WORK/GENERAL INFORMATION

6.1 A Scope of Work for each contract to be awarded on the project follows in this section. When a Contract has been awarded to a Contractor, the successful Contractor will be listed after the title of the Contract. When no Contract has yet been awarded, no Contractor's name will be listed. Previous Scopes of Work include addendum changes.

6.2 Contractor is responsible for performing the work listed in the Summary of Work for his contract. Contractor is also responsible for knowing the work that has been assigned to preceding contracts. No additional compensation or extension of time will be allowed a Contractor due to his ignorance of the work assigned to his Contract or to other contracts which may affect his work. The Contractor is responsible, however, for all items which are covered in the Specifications and Drawings relating to their Contract if not specifically mentioned in the Summary of Work.

6.3 The Construction Manager will provide on site a source for temporary electric, temporary water and portable sanitation facilities only. It is each Contractor's responsibility to make the necessary connections, including all material for temporary electric and water. Please note that utility charges for office trailers will be the responsibility of the individual Contractors.

6.4 A dumpster will be provided on site for free use by Contractors to dispose of non-hazardous, common, work-related refuse. Clean-up is the responsibility of each Contractor. Clean up shall be performed on a daily basis. Contractors not complying will be advised in writing and back charged for all costs associated with the clean up of their work.

6.5 Contractors are reminded that there are limited storage areas available on site. Off site storage will be the responsibility of each individual Contractor.

6.6 Office trailer permits off site will be the responsibility of each individual Contractor. On site Contractor's field offices, one (1) per Contractor, if required, will be located as directed by the Construction Manager.



- 6.7 Contractor will be prepared to discuss and submit a detailed project schedule seven (7) days after receipt of Notice to Proceed and to begin its submittal process. The Project Schedule is an integral part of this contract. Certain construction sequences and priorities must take place in order to meet the target dates. Concentrated work periods will occur and each Contractor is responsible to staff the project as required by the current Construction Schedule or as directed by the Construction Manager. Contractor will cooperate with the Construction Manager in planning and meeting the required sequences of work and Project Schedule as periodically updated by the Construction Manager.
- 6.8 All bids must include insurance limits in accordance with Article 11 of the Section 007300 SUPPLEMENTARY CONDITIONS.
- 6.9 Hoisting, scaffolding and material handling is the responsibility of each Contractor, unless otherwise noted.
- 6.10 Contractor will be responsible for layout of its own work. The Construction Manager will provide benchmark and layout of the building line.
- 6.11 Contractor will be responsible to keep clean public roadways soiled by construction traffic on a daily basis. If cleaning is not done, the Construction Manager may perform the cleaning on an overtime basis and backcharge the Contractor responsible.
- 6.12 Contractor Scopes of Work and Schedule are interrelated. Familiarity with each is required.
- 6.13 The Construction Manager will provide testing services for soil, concrete and steel. Other testing as required by the Contract Documents will be in accordance with the technical specifications and/or the individual scope of work. Refer to Specification Section 004500 - QUALITY CONTROL.
- 6.14 Safety is the responsibility of each individual Contractor. The project will be governed under the guidelines of OSHA.
- 6.15 Inter-Contractor shop drawing distribution will be performed by the Construction Manager. Contractor is individually responsible for either coordinating his work with these distributed drawings or notifying the Construction Manager, in writing, of any discrepancies.
- 6.16 Coordination with other trades will be required. The Contractor will be required to attend periodic coordination meetings with other trades where requirements, conflicts and coordination issues will be discussed and resolved. Attendance when requested will be mandatory. If inter-Contractor coordination is not satisfactorily performed, the conflicting Contractors shall mutually share the cost to relocate and/or reinstall their work.



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- 6.17 Contractor shall submit a schedule of values to the Construction Manager prior to the submission of their first invoice for approval on AIA G702/CMA, Application for Payment and G703, Continuation Sheet.
- 6.18 Contractor is expected to review and coordinate its Work with the complete set of Contract Documents, including all items noted as by his trade whether or not shown on that particular set of drawings. Documents are available at the site for review.
- 6.19 Contractor is responsible for obtaining all necessary permits required for his work, including street permits. Unless otherwise noted, building permit shall be secured by the Construction Manager. Any subcontractor who will be restricting access to street, right of way or adjacent property must notify the Construction Manager 48 hours in advance.
- 6.20 Contractor's License: Submit a copy of all business licenses required by local and state agencies.
- 6.21 Contractor shall absorb, without additional compensation, any and all costs of working beyond normal hours to maintain job progress in accordance with the current construction schedule.
- 6.22 No asbestos or PCB's in or on any material or equipment will be accepted or allowed on this project. All hazardous materials will be treated in accordance with all State and Federal regulations.
- 6.23 Daily clean up of the work is the responsibility of each individual Contractor which includes broom cleaning of their debris as required. Contractor will be individually back charged by the Construction Manager for clean up not satisfactorily performed by the Contractor.
- 6.24 In the event asbestos is uncovered, the Contractor shall notify the Construction Manager of the areas requiring removal of asbestos. The Construction Manager shall then coordinate the removal with the Owner.
- 6.25 This project is to be constructed adjacent to and in existing buildings. Contractor shall exercise all due precautions to minimize noise, air pollution and any other construction hazards which in any way would cause discomfort or danger to the occupants of the existing building in the area.
- 6.26 Existing mechanical, electrical, plumbing, sprinkler, medical gas, fire alarm, etc. systems will be shut off and locked out by the Owner as required by the Work. Tie-in's and modifications to those systems will be performed by the specific Contractor associated with the work as indicated in the Contract Documents. Re-energizing and re-start up of all systems should be performed by the Owner.



- 6.27 The Safety Cable System shall not be altered or removed without a written request submitted to the Project Manager with a copy to the Field Manager. It shall be the responsibility of each and every Contractor that is removing or altering the Safety Cable System to maintain the fall protection safety provided by the safety cable and not leave the area unprotected. Each and every Contractor shall be responsible to re-install the Safety Cable System immediately after work is completed. Each and every Contractor shall be responsible to re-install the Safety Cable System in accordance to OSHA standards.
- 6.28 Normal work hours for this project are from 7:00 a.m. to 3:30 p.m. Any work to be performed outside of these hours must receive prior approval from the Construction Manager. Requests to work beyond normal work hours shall be submitted at least 48 hours prior.
- 6.29 Contractor is responsible for having a competent project superintendent/foreman on-site during all work performed under its contract.
- 6.30 In the event the Contractor has non-English speaking employees or subcontractors on the project, they shall have a superintendent or foreman on site, at all times, who speaks English and can communicate with Contractor's employees. Should the Contractor fail to meet this requirement, at any time, Construction Manager may direct all Work to stop until the proper supervision is on site. The Contractor will be responsible for maintaining the project work schedule and make up at its own expense, any delay to the Schedule resulting from the work stoppage.
- 6.31 Punch List Procedures: Contractor shall be given a copy of the punch list with his appropriate work identified. Contractor shall have nine (9) calendar work days to complete its punch list work. On the 10th day or as determined by the Construction Manager, the Construction Manager shall employ other contractors, as required, to complete any incomplete punch list work and retain from the appropriate Contractors retainage all costs incurred.
- 6.32 Contractor shall provide the necessary safety barricades and railings required to complete their work and comply with all OSHA, local code and contract specifications.
- 6.33 Temporary Protection: Provide temporary protection to ensure that no damages occur to existing or new finishes, building components, materials, equipment, etc. In addition, provide all approved signage and safety devices applicable to the referenced temporary protection. An approved temporary protection plan will be required before the initial start of the work.
- 6.34 Provide fine clean up on a daily basis. Fine cleaning will be defined as those means/methods utilized to ensure that all odors, dust, and debris will be non-existent within the project area at the end of each workday. In addition, means and methods shall be utilized that prevent the migration of odors, dust, debris, and excessive noise from migrating into non-working areas. An approved cleanup plan will be required before the initial start of the work.



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CONTRACT NO. A-01 - CARPENTRY AND GENERAL WORK

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification Sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 2	Existing Conditions
Division 3	Concrete
Division 6	Wood Plastics and composites
Division 7	Thermal and Moisture Protection
Section 081113	Hollow Metal Doors and Frames
Section 081416	Flush Wood Doors
Section 083100	Access Doors and Panels
Division 9	Finishes
Division 12	Furnishings
Division 21	Fire Suppression

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

1. Provide labor and materials to perform the work related to all carpentry and general work as described within the scope of this Contract.
2. Provide selective demolition and repair. Remove exterior and interior building items as shown on or required by the Contract Documents. Remove other items indicated for salvage, relocation and recycling. Store materials for reuse in a safe protected method. Remove, store and reinstall ceiling, walls, flooring, etc. as required for this scope and scope by others within contracts; A-02, A-03, A-04, A-05, etc. Comply with all applicable code requirements and obtain required permits. Provide safety requirements associated with performing this work. Provide temporary barriers needed to facilitate this work.
3. Coordinate mechanical, plumbing and electrical demolition with the Mechanical and Electrical Contractors. Those Contractors will safe off items requiring removal or relocation. The Carpentry and General Work Contractor will remove the item (i.e. lights, fixtures, diffusers, ductwork) and dispose of in a proper receptacle. Removal of mechanical and electrical equipment (unit ventilators, air handlers, etc.) shall be provided by the Mechanical Contractor. This includes hoisting, rigging and required equipment to safely remove the equipment requiring demolition from its current location and dispose of same off site.
4. Provide exterior and interior demolition and repair of building components as detailed on or



- required by the Contract Documents. Coordinate schedule for removal of exterior building items with delivery of replacement items and provide temporary opening protection as required.
5. Provide like new repair of adjacent areas impacted by demolition under this contract.
  6. Provide temporary protection as required for this contract including but not limited close-in of any exterior openings created from demolition.
  7. This Contractor is responsible for all dumpsters, disposal fees and labor required to dispose of demolition debris, junk and trash from the site.
  8. Include all weather, frost protection, and water pumping as required. This Contractor is also responsible for the premiums required for hot water, heated aggregate and admixtures for cold weather concrete.
  9. **This Contractor will be responsible for providing all concrete work as shown on the structural and architectural drawings (Generator Pad, Sidewalk, etc.).**
  10. Provide masonry units, reinforcing, accessories and related work.
  11. Cast stone/limestone work.
  12. Temporary protection for final wash down/cleaning of masonry.
  13. **Provide stairs, loose lintels, handrails, railings, steel ladders and accessories**
  14. Provide Toilet, sink, partition, etc. supports
  15. Provide Backer rod.
  16. Provide all rough carpentry related to the exterior skin of the building including wood nailers, blocking and supports.
  17. **Provide all roof blocking, and cants.**
  18. All rough carpentry related to the interior of the building including blocking, wood nailers, etc. for the installation of fire extinguishers, doors, windows, toilet accessories, cabinets, toilet partitions, casework, millwork, etc. including fire treating, as required.
  19. Provide new hollow metal and wood doors and frames, fire rated and non-fire-rated, all accessory materials including glazing, stops, astragals, silencers, door sweeps, thresholds, weather stripping, frame spreaders, primer and bituminous coating, sound ratings and other



- requirements as required.
20. Provide finish hardware related to all doors (hollow metal, wood and aluminum). Include preparation taking caution to coordinate combined requirements for each type specified. Coordinate cylinder cores with Owner. Provide cylinders and keying, gasketing and weather stripping, thresholds, silencers and other accessories. Coordinate electrical/special system requirements with the Electrical Contractor.
  21. Provide all joint sealers including exterior sealants, interior sealants, fire resistant foam sealants and bathtub/tile sealants. Include prepare and accessories for proper application.
  22. Provide gypsum board assemblies and gypsum plastering at new and modified construction. Provide demolition scar patches, opening infills, and other cutting and patching associated with the scope of this Contract.
  23. **Provide wall and floor tile, accessories and trim, thresholds, setting beds, grouting and protection, cleaning and grout sealing associated with Alternate No. 1.**
  24. Provide fall protection for roofing scope.
  25. Provide acoustical ceilings at new and modified construction. Provide infill, replacements and reworking of ceilings around renovated areas. Include tile units, suspension systems and all accessories as specified.
  26. Provide fence surrounding Generator Pad.
  27. **Provide Sprinkler System as indicated on contract documents.**
  28. Provide resilient flooring, base and accessories at new and modified construction. Provide subfloor filler, primers and subfloor surfaces, infill, replacements and flooring materials required for cutting and patching at new and renovated construction. This Contractor shall provide the VCT flooring in the elevator.
  29. Provide interior and exterior painting and coatings including surface preparation, primers and field application of paints. Provide a mock up for quality control verification. Verify surfaces to be finished noted in Technical Section 099001, field conditions and the items listed in this Scope of Work. Include scraping window sills where windows are to be replaced.
  30. Provide mirrors.
  31. Provide anchoring devices, fasteners, inserts, metal supports and other related items associated with the installation of the above items with-in this contract.



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32. This Contractor shall at a minimum provide and maintain for the length of the project, one temporary fire extinguisher for each 3,000 sq. ft of the protected building area. Fire extinguishers shall be 10lb, Multi-Purpose (ABC) dry chemical, UL labeled, with a rating of 3a:40bc.
33. This Contractor shall include the following allowances in the Base Bid. Allowances to be used at the discretion of the Construction Manager. Unused portions of the allowance shall be returned to the Owner via change order.
- a. **\$10,000 for miscellaneous demolition work.**
  - b. **80 hours Carpenter's time.**
  - c. **80 hours Laborer's time.**
  - d. **Fire extinguisher for every 3,000 S.F. of protected building area.**
  - e. **\$5,000 miscellaneous carpentry work.**
  - f. **\$5,000 miscellaneous metal.**
  - g. **40 hours of Painter's time with associated paint materials.**
  - h. **\$5,000 for miscellaneous acoustical ceiling work.**
  - i. **\$5,000 for miscellaneous flooring work.**
  - j. **\$10,000 Temporary Protection (Including Fall Protection).**
34. Provide operation and maintenance manuals, attic stock, maintenance tools, demonstration and training.
35. All warranties begin at overall project substantial completion. This project requires a two-year general warranty, in addition to the specific warranties required by the Contract Documents.
36. Provide Alternates as indicated in section 012300.



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CONTRACT NO. A-02 - ROOFING

Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification Sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 7	Roofing

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

1. Provide single ply flexible roofing system, including rigid and tapered insulation and all related accessories.
2. **Coordinate with abatement contractor**
3. Caulking related to roofing, flashing and roof accessories.
4. Roof drains and associated plumbing shall be provided by the Mechanical Contractor. Flashing of the roof drains shall be by the Roofing Contractor. Openings for the roof drains in the roofing materials shall be cut by the Roofing Contractor. Openings in the metal deck shall be cut by others.
5. Metal parapet coping.
6. Roof hatches.
7. Walk pads.
8. Perform cutting, patching and maintenance of temporary patch for work performed by others on existing roofs intended to be re-roofed as part of this work.
9. Metal drip edges.
10. Gravel stops.
11. Roof curbs.
12. Smoke vents.



13. Provide expansion joints that are integral to the roof.
14. Provide permanent patching of existing roofing systems at areas of demolition. Demolition of roof drains, mechanical and electrical equipment shall be performed by others. All patching shall conform to original warranty requirements and documents.
15. Gutters, downspouts and splash pans.
16. Metal scuppers and related work.
17. All Wood Blocking & Cants shall be provided by others.
37. Provide all metal wall panels with the exception of the locations where pre cast panels are demolished.
18. Flashing and sheet metal.
19. Provide Metal Wall Panels
20. Provide W.R. Grace Ultra High-Temp Underlayment.
21. Provide Alternates as indicated in section 012300.
22. This Contractor shall include the following allowances in the Base Bid. Allowances to be used at the discretion of the Construction Manager. Unused portions of the allowance shall be returned to the Owner via change order.
  - a.) \$10,000 for miscellaneous roofing work
  - b.) \$5,000 for miscellaneous metal



CONTRACT NO. A-03 – GLASS AND GLAZING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification Sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Section 024100	Demolition
Division 04	Masonry
Division 06	Wood, Plastic, and Composites
Section 072100	Thermal Insulation
Section 076200	Sheet Metal and Flashing
Section 079005	Joint Sealers
Section 084100	Aluminum Framed Entrance and Doors
Section 084313	Aluminum Framed Storefronts
Section 084113.10	Aluminum Framed Storefronts - Interior
Section 084413	Glazed Aluminum Curtain Walls
Section 088000	Glazing
Division 09	Finishes
Division 12	Furnishings

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This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

1. Provide all labor, material, trucking, equipment, hoisting, scaffolding, power, temporary facilities, permit fees, supervision, layout, clean up, haul off, dumpsters, etc. for the complete performance of all demolition work to remove windows as stated on the drawings and necessary to prepare opening for new windows.
2. Provide all labor, material, trucking, equipment, hoisting, scaffolding, power, temporary facilities, permit fees, supervision, layout, clean up, haul off, dumpsters, etc. for the complete performance of all windows, aluminum entrance doors, storefronts, curtain walls, glazing.
3. Base bid scope of work is for front of building scope of work. Front of building is indicated as elevation **details 2 and 3 on sheet 4.1**



4. Remove existing counter balance relief air louver and damper.
5. Remove wire mesh panels.
6. Coordination of this scope of work with abatement contractor. Abatement contractor to remove asbestos materials. All other demo for window scope of work by this contractor.
7. Coordination with **steel lintel cleaning and painting scope** of work done by others.
8. **Coordination with blocking scope of work done by others.**
9. **Coordination with new black honed slate sill by others.**
10. **Coordination with work removal of suspended ceiling tile by others.**
11. **Coordination with CFMF by others.**
12. **Coordination with power washing by others.**
13. **Coordination with window treatment removal and install by others**
14. **Coordination with Masonry scope by others.**
15. Provide Thermal Insulation.
16. Provide complete curtain wall, storefront, glass and glazing.
17. Interior door, partition, vision panel and window glass
18. Provide aluminum door systems and handling
19. Finish hardware for aluminum doors only
20. Caulking related to storefront doors and curtain wall systems.
21. **Provide break metal.**
22. **Provide flashings and aluminum drip edge.**
23. **Provide extruded aluminum tube guardrail.**
24. Hoisting/scaffolding related to the work of this Contract



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25. Caulk between the materials supplied under this section and the adjacent surfaces
  26. Provide Steel Woven Wire Mesh Window Guard
  27. Provide new counter balance relief air louver and damper.
  28. Project start is estimated to be 6/10/16 and completion 8/15/16, any expediting of design, shop drawings, manufacturing, shipping, etc. Should be part of base bid.
  29. Provide touch up for all components.
  30. Provide daily cleaning of this scope of work.
  31. Provide cleaning of windows at end of installation.
  32. Provide a \$10,000 allowance to be used at the discretion of the Construction Manager.
  33. Provide Alternates as indicated in section 012300.



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CONTRACT NO. A-04 - MECHANICAL AND PLUMBING

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification Sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 22	Plumbing
Division 23	HVAC
Division 26	Electrical (for reference and coordination)

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

1. Provide a complete mechanical, plumbing and piping system as indicated in the Contract Documents.
2. This Contractor shall be responsible to designate an individual within his organization, intimately familiar with this project and assigned on site, to act as the System Start-up Coordinator. This individual must be pre-approved by the Construction Manager. This individual's responsibilities shall include, but not be limited to, coordinating the start-up of all mechanical equipment, including the coordination between the Electrical Contractor, the Controls Contractor, and all testing, adjusting and balancing work. This individual shall report on a weekly basis, in written form, to the Construction Manager. These reports shall include a summary of current conditions including manufacturers' start-ups, systems' deficiencies noted to date and the remediation of same, coordination issues between trades, system interfacing and forecasting, as necessary to project the completion of each individual system within the building.
3. Provide safing off of items requiring selective demolition. Coordinate this work with the Carpentry and General Work Contractor and the Electrical Contractor who will be providing the electrical/special system safing off and the removal of items as outlined. Mechanical equipment such as unit ventilators and air handlers will be demolition, removed and disposed of off site by the Mechanical Contractor. Extent of removal of ceilings, walls and other existing construction shall be closely coordinated by this Contractor with the Carpentry and General Work Contractor.
4. Provide plumbing insulation and covering.
5. Coordinate with abatement contractor



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6. Provide domestic cold water, hot water and recirculating water piping. Complete flow balancing of entire domestic water, water return system.
  7. Provide plumbing system testing (domestic cold, hot and hot water return, gas piping and sanitary and condensate waste drainage piping) as indicated in the Contract Documents.
  8. Provide domestic hot water and hot water return system balancing as indicated in the Contract Documents.
  9. Provide pipe and equipment labeling and identification.
  10. Provide permits, testing and inspections.
  11. Provide testing and balancing of system.
  12. Provide sleeves for penetrations through wall, floors, roofs etc. including cutting, patching and fire safing.
  13. Provide hoisting, rigging and scaffolding required to perform the scope of this Contract.
  14. Provide gas piping and accessories .
  15. This Contractor shall include the following allowances in the Base Bid. Allowances to be used at the discretion of the Construction Manager. Unused portions of the allowance shall be returned to the Owner via change order.
    1. \$5,000 for miscellaneous mechanical or plumbing work.
    2. \$5,000 for plumbing or duct insulation.
    3. \$5,000 for equipment pads.
    4. \$5,000 for tie-in locations.
    5. \$5,000 for ductwork support.
    6. \$10,000 for roof support rails and acoustic system.
  22. Provide operation and maintenance manuals, attic stock, maintenance tools, demonstration and training.
  23. All warranties begin at overall project substantial completion. This project requires a two-year general warranty, in addition to the specific warranties required by the Contract Documents.



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CONTRACT NO. A-05 - ELECTRICAL

A. Work included in this contract consists of, but is not necessarily limited to, all labor, materials and equipment for:

- Technical Specification Sections:

Division 0	Bidding and Contract Requirements
Division 1	General Requirements
Division 22	Plumbing (for reference and coordination)
Division 23	HVAC (for reference and coordination)
Division 26	Electrical

This contract also includes, but is not necessarily limited to, all labor, materials and equipment for the following:

1. Provide a complete electrical system as indicated on the Contract Documents.
2. Provide safing off of items requiring selective demolition. Coordinate this work with the Carpentry and General Work Contractor and the Mechanical Contractor who will be providing the plumbing and HVAC system safing off and the removal of items as outlined. Extent of removal of ceilings, walls and other existing construction shall be closely coordinated by this Contractor with the Carpentry and General Work Contractor.
3. Provide electrical identification and labeling.
4. **Provide Generator including installation and final connections. Generator Pad to be provided by other trades.**
5. Provide raceways, wires and cables, electrical boxes and fittings and wiring devices required for the scope of this Contract.
6. Provide motor starters. Coordinate the design equipment characteristics with the Mechanical Contractors.
7. Provide motor and circuit disconnects. Coordinate access, clearances and maintenance prior to installation to avoid conflicts.
8. Provide overcurrent protective devices.
9. Provide supporting devices.



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10. Provide feeder circuits and branch circuits.
  11. Provide temporary electric installation, maintenance and removal. Refer to Division 1, Specification Section 015113 - TEMPORARY ELECTRIC, for specific scope.
  12. Rough in and final connection and related work for equipment provided under other contracts (i.e. kitchen, elevators, HVAC, sprinkler, motorized doors, etc.)
  13. Provide sleeves for penetrations through wall, floors, roofs etc. including cutting, patching and fire safing.
  14. Provide hoisting, rigging and scaffolding required to perform the scope of this Contract.
  15. Provide rough-in and final connection and related work for equipment provided under other contracts (i.e. elevators, HVAC, sprinkler, motorized doors, etc.).
  16. Provide pricing for Alternate No. 1 Restroom Finish Upgrade.
  17. **This Contractor shall include the following allowances in the Base Bid. Allowances to be used at the discretion of the Construction Manager. Unused portions of the allowance shall be returned to the Owner via change order.**
    - a. **\$5,000 for miscellaneous electrical work.**
    - b. **\$5,000 for expediting cost.**
    - c. **\$5,000 for Labor associated with Load Center/Panel Board Replacements.**
    - d. **\$5,000 for relocation of fire alarm devices.**
  18. Provide permits, testing and inspections.
  19. Provide operation and maintenance manuals, attic stock, maintenance tools, demonstration and training.
  20. All warranties begin at overall project substantial completion. This project requires a two-year general warranty, in addition to the specific warranties required by the Contract Documents.

END OF SECTION